Petitioner

BEFORE THE ZONING COMMISSIONER

\* OF BALTIMORE COUNTY \* Case No. 89-549-A Victoria P. Morrison

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

. . . . . . . . .

The Petitioner herein requests a variance from Section 402 to allow a two (2) apartment dwelling on a lot with a width at front building line of 108.4 feet in lieu of the required 125 feet with a side sellik of 8 feet in lieu of a minimum 20 feet and with a sum of both side yards of 32 feet in lieu of the minimum 50 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by her son, Carl C. Baumann, appeared, testified and was represented by W. Michael Segan h, Esquire. Appearing as Protestants were Emily E. King, President of the Stonewall Park Community Association, Ralph N. Blumster , Patricianne Chin, Richard C. Thomas, Walter H. Messick, Leo J. Batemen, Joseph L. Hellman and C. Lynn Barranger.

Testimony indicated that the subject property, known as 106 Hillside Road, is improved with a one story dwelling, consists of 28,155 sq. feet and is zoned D.R.2.

Testimony indicated that the owner of the subject property, Victoria P. Morrison, apparently resides at the Mount Clive Retirement Village in North Carolina, and was physically unable, as evidenced by Petitioner's Exhibit 1, to make the trip to Baltimore for the hearing. Mr. Baumann's

proffered testimony indicated that his mother had lived at the subject property until February of 1988 at which time she relocated to North Carolina. Testimony also indicated that the subject property contains at least two apartments which are currently occupied, and that the property has been used as a two family dwelling since approximately 1955. Represented on the Petition was the fact that the Petitioner is elderly and dependent upon the rent generated by the subject property. Also represented is the fact that the Petitioner has had a difficult time selling the property with the subject zoning matter pending.

Mr. Seganish proffered that if the variance requests are not granted, the Petitioner will suffer undue hardship and practical difficulty.

Mr. Blumste: is an adjoining neighbor of 20 years and testified as a Protestant. He testified that since 1969 the subject property has had two apartments, but that a third apartment was added in the basement sometime in 1987. He stated, however, that to the best of his knowledge, only two apartments in the dwelling are currently occupied. Mr. Blumster stated that it was his understanding that Mrs. Morrison was planning to have someone locally manage the property in her absence. His major objections concerned parking problems, and the potential for problems with transienttype tenants, particularly with the University of Maryland. Baltimore County located in such close proximity to this neighborhood. Mr. Blurster also had concerns regarding the upkeep of the subject property, particularly in view of the fact that Mrs. Morrison will be an absentee landlord living in North Carolina.

Mrs. King testified on behalf of the Stonewall rark Association and presented a signed Petition (Exhibits 1A thru 1J) in opposition to the

requested variances. Mrs. Kiny indicated that the Association is very concerned about the adverse impact the proposed apartment house will have on neighborhood property values. Sho stated that Hillside Drive is a very narrow road without curbs or sidewalks and that parking is limited to one side of the roadway only. She stated that the Association is concerned that the concentration of automobiles resulting from an apartment house will create an unsafe situation for pedestrians on this roadway.

Mrs. Chin testified that she has been Mrs. Morrison's neighbor since 1974 and voiced similar concerns regarding the parking problem. She stated that Mrs. Morrison's driveway is only wide enough to accommodate the single file stacking of automobiles, and submitted as Protestants' Exhibit No. 2 pictures of the subject driveway and surrounding area.

Mr. Hellman testified that he lives on the opposite side of Hillside Road from the subject property and, that he was concerned with the parking problem, which he stated is intensified on weekends when the tenants are entertairing guests.

Mrs. Barranger, a member of the Stonewall Park Association who concurred with Mrs. King's remarks, and Mr. Thomas, a local resident, both voiced concerns regarding the adverse impact the subject apartment house may have on the neighborhood property values.

Section 307.1, Baltimore County Zoning Regulations (B.C.Z.R.) states that the Baltimore County Zoning Commissioner and or Deputy Zoning Commissioner shall have the power to create variances from an area regulation where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

In reviewing the Petition, it must be kept in mind that "{t}he standard for granting a variance. . . is . . . whether strict compliance with the regulations would result in 'practical difficulty or unreasonable hardship'; and that it should be granted only if in strict harmony with the spirit and intent of the Zoning regulations; and only in such manner as to grant relief without substantial injury to the public health, safety and general welfare." McLean v. Soley.

The question, therefore, is whether it was fairly debatable that the evidence shows strict compliance with the regulations would result in practical difficulty or unreasonable hardship.

To prove practical difficulty for an area variance, the Petitioner

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property cwners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

In Loyola Federal Savings and Loan Association vs. Buschman, 227 Md. 243 (1961), the Court, addressing the requirements of Section 307 stated:

> It is firmly settled in this State that the mere fact that some use other than that permitted under an applicable zoning ordinance would be more profitable than any use which is permitted thereunder is not enough to invalidate a use restriction, if a property can reasonably be used for some purpose for which it is adapted. (supra at 248-249)

In a suit where Petitioner failed to have a zoning ordinance ruled unconstitutional for prohibiting the use of his agriculturally zoned property for industrial use, the Court stated in Walker v. Board of County Commissioners, 116 At 2d. 393 (1955),

> The mere fact that the variance would make the property more profitable is not a sufficient ground to justify a relaxation of setback

requirements.

The Maryland Courts have made clear the fact that the burden is on the Petitioner to carry the burden of showing that he would be deprived of all reasonable use of his property if he were not granted relief from the particular zoning ordinance at issue. Frankel v. Mayor and City Council of Baltimore, 223 Md. 98 (1959) (Emphasis added).

In the case at bar, it is the opinion of the Zoning Commissioner that the Petitioner has not met this burden.

The Petitioner stated on her Petition for Zoning Variance that "ste is dependent upon the income from the property, and also represented that she has had a difficult time selling the property until the zoning is cleared up".

As reflected in the aforementioned case law, the mere fact that the Petitioner's property is less profitable, or that the real estate is less marketable, is not sufficient grounds to meet the undue hardship or practical difficulty requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) (See, Walker, supra).

Upon careful consideration of the testimony and evidence presented, it is the Zoning Commissioner's opinion that the requested variances are for the purpose of maximizing the marketability of the subject property and not for the purpose of eliminating an undue hardship or practical

difficulty, pursuant to Section 307 of the B.C.Z.R. Therefore, the requested variances must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3/ day of XULL, 1989 that the request for a variance from Section 402 to allow a 2 apartment dwelling on a lot with a width at front building line of 108.4 feet in lieu of the required 125 feet with a side setback of 8 feet in lieu of a minimum 20 feet and with a sum of both side yards of 32 feet in lieu of the minimum 50 feet, as more particularly described in Petitioner's Exhibit 1 be and is hereby DENIED.

> Zoning Commissioner for Baltimore County

cc: Peoples Counsel

cc: Mr. Carl C. Baumann, Rt. 1, Box 189, Mount Olive, N.C. 28365

Ms. Emily E. King, President, Stonewall Park Community Association, 2113 Devere Avenue, Catonsville, Maryland 21228

Mr. Ralph M. Blumster, 108 Hillside Road, 21228

Ms. Patricianne Chinn, 104 Hillside Road, 21228

Mr. Richard C. Thomas, 2315 Old Frederick Road, 21228

Mr. Walter H. Messick, 2019 Devere Avenue, 21228

Mr. Leo J. Bateman, 120 Hillside Road, 21228

Mr. Joseph L. Hellman, 109 Hillside Road, 21228 Mr. C. Lynn Barranger, 2408 Old Frederick Road, 21228

Baltimore County Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353



RE: Petition for Zoning Variance Case No. 89-549-A Victoria P. Morrison

Dear Mr. Seganish:

W. Michael Seganish, Esquire

222 Bosley Avenue, B-5

Towson, Maryland 21204

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

2113 Devere Avenue, Catonsville, Maryland 21228

Mr. Ralph M. Blumster, 108 Hillside Road, 21228

W. Michael Seganish, Esquire 222 Bosley Avenue, B-5 Towson, Maryland 21204

Ms. Patricianne Chinn, 104 Hillside Road, 21228

Mr. Richard C. Thomas, 2315 Old Frederick Road, 21228

Mr. Walter H. Messick, 2019 Devere Avenue, 21228

Mr. Leo J. Bateman, 120 Hillside Road, 21228

Mr. Joseph L. Hellman, 109 Hillside Road, 21228 Mr. C. Lynn Barranger, 2408 Old Frederick Road, 23223

cc: Peoples Counsel

cc: Mr. Carl C. Baumann, Rt. 1, Box 189, Mount Olive, N.C. 28365

Ms. Emily E. King, President, Stonewall Park Community Association,

PETITION FOR ZONING VARIAGE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402 To allow a 2 apartment dwelling on a lot with a width at front building line of 108.4 ft in lieu of the required 125 ft. with a side setback of 8 ft. in lieu of a min. 20 ft. and with a sum of both side yards of 32 ft. in lieu of the minimum 52 ft.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

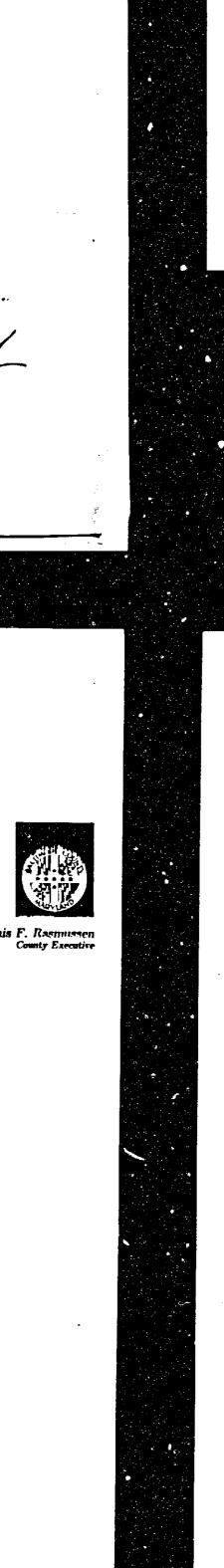
1. Petitioner is elderly and dependent upon the income from the property 2. It has been two apartments since 1955. 3. Petitioner has had a difficult tire selling the property until the zoning is cleared up. Property is to be posted and advertised as prescribed by Zoning Regulatines I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the arming regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County, I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: jal Owner(s): ICTORIA P. MORRISON (Type or Print Name) (Type or Front Name) Clitaria F. MORRISON 2:Turs strice (Type or Frank Name) Address Victoria P. mavison City and State Attorney for Petitioner: W. MICHAEL SEGANISH 106 Hillside Road (Type or Print Name) Baltimore, Maryland 21207 Mukal Seganis City and State 222 Bosley Avenue, B-5 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 Victoria P. Morrison Name Route 4, Ecx 534 301-337-2000 Mt. Olive, NC 28365 ORDERED By The Zoning Commissioner of Baltimore County, this day THR HRUL TIME. DUE TO UNCERTAINTY PETTTOWER WILL CONTACT GWEN STEPHENS FOR HEARING DATE. Dol 4/19/89

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner W. Michael Seganish, Esq. 222 Bosley Avenue, Suite B-5 Towson, Maryland 21204 Dennis F. Rasmussen County Executive Re: Petition for Zoning Variance CASE NUMBER: 89-549-A W side of Hillside Road, 859 ft. + S of Devere Road 106 Hillside Road 1st Election District - 1st Councilmanic Petitioner(s): Victoria P. Morrison HEARING SCHEDULED: WEDNESDAY, JULY 12, 1989 at 9:30 a.m. Dear Petitioner(s): Please he advised that \$ 53.74 is due for advertising and posting of the above referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the time it is posted by this office unit1 the day of the hearing. THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Please make your check payable to Baltimore County, Maryland and bring it along with the sign and post set(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin. Please note that should you fail to return the sign & post set(s), there will be an additional \$25.00 added to the above fee for each such set not returned. I. Robert Springs

J. ROBERT HAINES

**Baltimore County** 

Zoning Coumissioner of



Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines NOTICE OF HEARING Dennis F. Rasmussen The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance CASE NUMBER: 89-549-A W side of Hillside Road, 859 ft. + S of Devere Road 106 Hillside Road 1st Election District - 1st Councilmanic Petitioner(s): Victoria P. Morrison HEARING SCHEDULED: WEDNESDAY, JULY 12, 1989 at 9:30 a.m. Variances To allow a 2 apartment dwelling on a lot with a width at front building line of 108.4 ft. in lieu of the required 125 ft. with a side setback of 8 ft. in lieu of a minimum 20- ft. and with a sum of both side yards of 32 ft. in lieu of the minimum In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing. . Polot flaires J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Victoria P. Morrison/106 Hilldside Road/Baltimore, Maryland 21228

Victoria P. Morrison/Route 4, Box 534/Mt. Olive, N.C. 28365

W. Michael Seganish, Esq./222 Bosley Avenue, Suite 8-5/Towson, Maryland 212C4

ZUNING LESCRI TION: 106 HILLSIDE TAD

BEGINNING FOR THE FIRST THEREOF and being known and designated as Lot No.

Plat Records of Baltimore County in Plat Book WPC No. 7, folio 18. The improvements thereon being known as No. 106 Hillside Road. West Side of Indiside Fund Of Devent Plats and recorded among the Land Records of Baltimore County in Liber 2598, folio 37,

103 as shown upon the Plat of Stenewall Park, which Plat is recorded among the

was granted and conveyed by Francis C. Lang, Executor of the Estate of Famile

said Victoria P. Morrison.

P. Morrison, the within Grantor, absolutely.

E. Ling unto Leon A. Morrison and Victoria P. Morrison, his wife; the said Lion A. Morrison having departed this life on November 24, thereby vesting title in the

BEGINNING FOR THE SECOND THEREOF at a stake now set on the west side of Hillside Road, which place of beginning is intended to be the division line between

Lots No. 102 and 103, as shown onthe Plat of Stonewall Park, which Plat is duly recorded among the Land Records of Baltimore County in Liber WPC No. 7, folio 18; thence binding on the westerly side of Hillside Road South 23° 39° West 3.41

feet from said division line; thence leaving the westerly side of Hillside Road and running thence North 66° 21' West 255.96 feet to an iron pipe set in the westerly line of Lot No. 102 on the aforesaid plat; said pipe being South 19° 35' 10" West

B.43 feet to a stake marking the division line between 80ts Nos. 102 and 103 on the aforesaid plat; thence binding on the division line between Lots Nos. 102 and 103 South 66° 21' East 256.51 feet to the place of beginning.

BEING the same percel of ground described in a deed dated October 19, 1959 and reco.ded among the Land Records of Baltimore County in Liber 3616, folio 177, was

granted and conveyed by Graydon Lee Coffelt and Ann Coffelt, his wife unto Leon A. Morrison and Victoria P. Morrison, his wife; the said Leon A. Morrison having

departed this life on November 24, 1985, thereby vesting title in the said Victoria

NOTICE OF HEAPING Petition for Zoning Variance
Case number: 89-549-A
W side of Hillaide Road, 359
£. +/- 8 of Devere Road
108 Hillaide Road
1st Election District
1st Councilmente
Petitioner(s):
Victoria P. Morrison
Hearing Date: Wednesday,
-Asy 12, 1989 at 9:30 a.m. Vertenoe: To allow a 2 apartment dwelling on a lot with a width at front building line of 108.4 R. In 500 of the required 125 R. with a side asshade of 8 R. in lieu of a miniumum 20 R. and with a sum of both side yards of 32 R. in lieu of the minimum 50 R. In the event that this Petition is granted, a building permit may be tesued within the thirty (30) day appeal period. The Zoning Committee of the lease of the lease of the lease of the permit during this susnes of said permit during this suence of said permit during this period for good cause shown. Such request must be in writing and morehand in the cause of the cause o 89-549-A date of the hearing set above or presented at the hearing. BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE June 22, 1989 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 W. Michael Seganish, Esquire 222 Bosley Avenue, B-5 Towson, MD 21204 RE: Tilem No. 456, Case No. 89-549-A Petitioner: Victoria P. Morrison Petition for Zoning Variance Burrau of Dear Mr. Seganish: Department of The Zoning Plans Advisory Committee has reviewed the plans State Roads Commission submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of Bureau of fire Frevention the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development Health Department plans that may have a bearing on this case. Director of Project Flanning Planning may file a written report with the Zoning Commissioner Building Department with recommendations as to the suitability of the requested Board of Education zoning. Zoning Administration Enclosed are all comments submitted from the members of the Industrial Development Committee at this time that offer or request information on your petition. If similar comments from the remaining members

are received, I will forward them to you. Otherwise, any

comment that is not informative will be placed in the hearing

file. This petition was accepted for filing on the date of the

enclosed filing certificate and a hearing scheduled

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN

COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE

Very truly yours,

Chairman

James E. Dyer / Just

Zoning Plans Advisory Committee

ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

accordingly.

JED:jw

Enclosures

cc: Mrs. Victoria P. Morrison

Mt. Olive, NC 18365

Route 4, Box 534

Victoria P. Morrison Lo ation of property W side of Hillside Road, 859 St. 5 of Perene Road Location of Signe In front of 106 Willside Road fumber of Signet CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of weeks, the first publication appearing on June 15, 1989 The Catonsville Times

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

89-549-4

BALTIMORE COUNTY, MARYLAND OFFICE OF FINE E - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT AMOUNT \$ 35,00 FOR: RV Conte of Stom B C50 \*\*\*\* 3500:a 315aF

89-549-8

Petitioner's

Attorney

Victoria P. Morrison

W. Michael Seganish,

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

Your petition has been received and accepted for filing this

Received by:

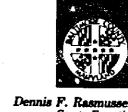
Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT -01-615-000 8 B 635 \*\*\* \*\* 8274: a 6124F

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

June 6, 1989



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

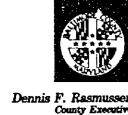
The Bureau of Traffic Engineering has no comments for item numbers 449, 450, 451, 452, 453, 455, 456, 457, 458, and 459.

> Very truly yours, Freeloof S. Fluis Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lvw

Baltimore County Fire Department 800 York Road Towson, Maryland 21204-2586 (301) 887-4500 Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Toning Baltimore County Office Building Towson, MD 21204



RE: Property Owner: Victoria P. Morrison

Location: W side of Hillside Road 859 ft. (+ or -) S of Devere Road

Item No.: 456

Icning Agenda: May 2, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Catt Joseph 5-1-59 Noted and Cast Line Brack Fire Prevention Bureau Planning Group Special Inspection Division



ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 12, 1989 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for May 2, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 449, 450, 452, 455, 4561 457, 459.

For items 451 and 453 the previous County Review Group comments are still valid.

Comments are attached for item 458.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

October 19, 1989



Ms. Victoria Morrison Route 4, Box 359 College Heights Mount Olive, N.C. 28365

> RE: Victoria P. Morrison, Petitioner Case No. 89-549-A

Dear Ms. Morrison:

Reference is made to your letter of October 10, 1989 addressed to the Zoning Commissioner, regarding the above referenced matter.

Please be advised that it would not be proper for the Zoning Office to interfere in the matters you are experiencing with your attorney. However, we can inform you that no appeal request was received in your case from W. Michael Seganish during the thirty (30) day time frame for filing.

However, if you still desire to file an appeal, you or your attorney may request the Board of Appeals consider taking in said appeal at this late date. You may contact the Baltimore County Board of Appeals at (301) 887-3180 or write to the Board at: 111 W. Chesapeake Avenue, Room 315, Towson, Maryland 21204.

If you require additional information concerning this matter, please feel free to contact me at 887-3391.

Very truly yours,

Charlatto E. Radcliffe Charlotte E. Radclille Appeal Clerk

cc: W. Michael Seganish, Esquire

Kathleen Weidenhammer - Board of Appeals

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner

October 30, 1989



Mrs. Victoria Morrison Route 4, Box 539- College Heights Mount Olive, North Carolina 28365

> RE: Case #89-549-A Petitioner - Victoria Morrison

Dear Mrs. Morrison:

I am returning your check #318 in the amount of \$35.00 referenced for a variance, together with your letters.

As I told you in my previous letter, you MUST work the matters out with your attorney, Michael Seganish, Esquire. Please get in touch with

> 7. Robert Haines Zoning Commissioner

JRH:mmn attachments W. Michael Seganish, Esquire Courthouse Commons 222 Bosley Avenue, Suite B-5 Towson, Maryland 21204

Baltimore County

Zoning Commissioner
Office of Planning & Zoning

Towson, Maryland 21204

(301) 887-3353 J. Robert Haines Zoning Commissioner

October 31, 1989

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Petitioner requests a variance to permit a lot width of 108.4 feet in

lieu of the required 125 feet, a side yard setback of 8 feet in lieu of

the required 20 feet and a sum of the side yard setbacks of 32 feet in

lieu of the required 50 feet for an existing two apartment dwelling.

In reference to this request, staff offers no comment,

DATE: June 23, 1989

TO: J. Robert Haines

Case No. 89-549-A

A:7128° txt Pg. 2

Re: Victoria P. Morrison

Item No. 456

Zoning Commissioner

FROM: Pat Keller, Deputy Director

Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS



W. Michael Seganish, Esquire 606 Baltimore Avenue, Suite 106 Towson, Maryland 21204

RE: Request for Recalisideration Petition for Zoning Variance W/S of Hillside Road, 859'+/- S of Devere Road (106 Hillside Road) 1st Election District - 1st Councilmanic District Victoria P. Morrison - Petitioner Case No. 89-549-A

Dear Mr. Seganish:

In response to your letter dated October 24, 1989 in which you requested I reconsider my decision in the above-referenced matter, please be advised that the case, is now absolute and no further consideration can be given. For your information, the Order issued July 31, 1989 was subject to a 30-day appeal period in which your client could have filed a request for reconsideration or an appeal. Inasmuch as the 30 days expired on or about August 31, 1989, your request for reconsideration is moot.

> J. ROBERT HAINES Zoning Commissioner for Baltimore County

cc: Case File

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

J. Robert Haines Zoning Commissioner

September 20, 1989

Mrs. Victoria Morrison Route 4, Box 539 College Heights Mount Olive, North Carolina 28365

> RE: Victoria P. Morrison, Petitioner Case #89-549-A

Dear Mrs. Morrison:

I am in receirt of your letter of September 18, 1989 concerning the above captioned matter. According to your letter and documents in my file. you are represented by attorney, W. Michael Seganish and it would be more appropriate for you to be in contact with him.

However, for your information, the only way to change the opinion of the Zoning Commissioner is to have that opinion overturned by the Baltimore County Board of Appeals. In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

cc: W. Michael Seganish, Esquire 222 Bosley Avenue, B-5 Towson, Maryland, 21204

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines
Zoning Commissioner



Mrs. Victoria Morrison Route 4, Box 539- College Heights

Mount Olive, North Carolina 28365 RE: Case #89-549-A Petitioner - Victoria Morrison

Dear Mrs. Morrison:

I am returning your letter dated October 25, 1989 and must again suggest to you that you get in touch with your attorney. However, I do advise you not to send any checks to the Department of Finance, or any other department in Baltimore County Government. You do not need a new variance. What you do need, however, is to have your attorney file a new Petition for Special Hearing to amend the previous case which is case #89-549-A.

As I told you in my previous letter, you MUST work the matters out with your attorney, Michael Seganish, Esquire. Please get in touch with

attachments W. Michael Seganish, Esquire Courthouse Commons 222 Bosley Avenue, Suite B-5

Towson, Maryland 21204

|  | 450 |
|--|-----|
| IMPORTANT HOTICE I MELLED Copy   |     |
| TO: PETITIONER 41 19   |     |
| FROM: ZOBING COMMISSIONER  |     |
| SUBJECT: PETITION FOR ZONING VARIANCE When Subject   |     |
| The following information is provided to you as a foreverning and it is not to be considered complete legal advice.  |     |
| First, and most importantly, you must understand that the bearing you have requested is a quasi-judicial hearing and you are responsible for meeting the burden of law required by the Baltimore County Zoning Regulations. A judicial bearing is an adversary process, and therefore, there may be opposition to your request. Buring a judicial hearing, the parties will be permitted to testify, present evidence and cross-examine utnesses. Either the Zoning Commissioner or the Deputy Zoning Commissioner will rule on the evidence and testimony to determine whether or not the variance will be granted.   |     |
| Second: You must understand that you are permitted to have representation by an attorney of your choice. You are not required to have an attorney, but it is recommended that you consider obtaining legal representation. If INCOMPORATED AN ATTORNEY IS REQUIRED   |     |
| Third: It is atrongly recommended that you would and understand the requirements of Section 307 of the Bultimore County Zoning Regulations, provided Selow.  |     |
| Fourth: No employee of the Emiliance County Zoming Office may provide legal advice to anyone. The representations and opinions of any employee are not to be construed as definitive of any case. Only the decision of the Zoming Commissioner and Deputy Zoming Commissioner is dispositive of any matter after the statutory requires public bearing.  | 5.  |
| Section 307 empowers the Zoning Commissioner to great martances from height and area regulations when strict compliance would result in practical cofficulty or unreason. hardship, but only if in strict harmony with the spirit and untext of the regulations and then only in such a manner as to grant relief without substantial injury to the public health, safety, and general welfare.  |     |
| The Court of Special Appeals in Anderson v. Board of Acquesis. Town of Chesapeake Beach, 22 Hd. App. 28, stated:   |     |
| "To prove undue hardship for a use variance the following three criteria must be met:  |     |
| (1) APPLICANT MUST BE UNABLE TO SECURE & REASONABLE NETURE OR MAKE ANY REASONABLE USE OF HIS PROPERTY (* * FINANCIAL BARDSWIF OR OPPORTUNITY FOR GREATER FROFIT IS BUT EMOUG!  |     |
| (2) THE DIFFICULTIES OF HARDSHIP IS EDULIAR TO THE SUBJECT PROPERTY IN CONTRAST WITH OTHER PROPERTIES IN THE ZOWING DISTRICT.  |     |
| (3) HARDSHIP WAS NOT THE RESULT OF APPLICABLES.  |     |
| To prove practical difficulty for an area wartance the following criteria must be met:   |     |
| (1) WHETHER STRICT COMPLIANCE WITH REQUIREMENT WIND, UNREASONABLY PREVENT<br>THE USE OF THE PROPERTY FOR A PERMITTED PURPOSE OF RENDER CONFORMANCE<br>UNNECESSARILY BURDENSOME.  |     |
| (2) WHETHER THE GRANT WOULD DO SUBSTANTIAL INJUSTICE TO APPLICANT AS WELL AS OTHER PROPERTY OWNERS IN DISTRICT ON AMELINES A LESSES PELAZATION THAN THAT APPLIED FOR WOULD GIVE SUBSTANTIAL PELIES.  |     |
| (3) WHETHER RELIEF CAN BE GRANTED IN SUCH FASHION THAT THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE SECURED.*  |     |
| This Notice is not to be considered legal advice.  |     |
| Even though there may not be opposition in a given case, your request may be denied.   |     |
| This information is provided by J. Robert Haines, Zoning Commissioner, as a gublic service.  |     |
| SECTION 307 - VARIANCES  |     |
| The Zoning Commissioner of Baltimore County and the County Example of Appeals, upon appeal, shall have and they are hereby given the power to grant warrances from height and area regulations, from offstreet parking regulations and from sign regulations, only is cases where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential mensity beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such warrance shall be granted only if in strict narmony with the spirit and intent of said height, area, offstreet parking, or sign regulations, and only in such manner as to grant relief edithmia substantial injury to public health, safety, and general welfare. They shall have as gover to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a warlance in the same manner as in the case of a petition for reclassification. Any order to grant any commissioner or the County Board of Appeals granting a variance shall contain a finning of fact setting forth and specifying the reason or reasons for making such warlance. |     |

|               | ZONING COMMIS  | SIONER - WITH | VESS FORM   |                  | 3           |   |
|---------------|----------------|---------------|-------------|------------------|-------------|---|
| NAME:         | Mr. Blu        | moter         | -<br>       |                  |             |   |
| ADDRESS:      |                |               |             |                  |             |   |
| <del></del>   |                |               |             |                  | ·           |   |
| ADDRESS:      |                |               |             |                  |             |   |
| REPRESENTING: | ala            | <b>_</b>      |             |                  |             |   |
| SUPPORTING:   | PETITIONER     | PROTES        | STANT       |                  |             |   |
| TEST MONY: _  | Sives no apto. | <i>'</i> .    | 702 7       |                  | nce         |   |
|               | Doea no        | t bel         | live to     | to a c           | re no       | - |
| agor          | rd lde         | 2. but        |             |                  |             |   |
|               | Mrs. King      | · -> Tr       | affic perty | profile<br>value | ins         |   |
| 2,            | ws, Chi        | pp>           |             |                  |             |   |
|               | va, Hels       | Oman          | - por       | king is          | 2010        |   |
|               |                |               |             |                  | <del></del> |   |
| 7//           | ero, Bar       | •             |             |                  |             |   |
| 7//           | ve, Bar        | •             | + vis       |                  |             | 7 |

● 89-549A

|               | ZONING CO                             | MMISSIONER -                          | WITNESS FO  | RM                                    |  |
|---------------|---------------------------------------|---------------------------------------|-------------|---------------------------------------|--|
| NAME:         | mr.                                   | Begar                                 | nish        | <i>*</i>                              | ·                                      |
| ADDRESS:      | · .                                   |                                       |             |                                       |  |
| COMPANY:      |                                       |                                       |             |                                       |  |
| ADDRESS:      | `. •                                  |                                       |             |                                       | 1                                      |
| <u>ر.</u>     |                                       | •                                     |             |                                       | •                                      |
| REPALSENTING: |                                       |                                       |             |                                       | ·                                      |
| SUPPORTING:   | PETITIONER                            | P                                     | ROTESTANT _ |                                       |  |
| TESTIMONY:    | mr. p                                 | Paraman                               | in          | non                                   |  |
|               |                                       |                                       | - /43       |                                       | ·· · · · · · · · · · · · · · · · · · · |
| Andon         | con Di                                | ta la                                 | 1-          | Po Vis                                | 20 k                                   |
|               |                                       | to                                    | <del></del> | Other                                 | rear m                                 |
|               |                                       | · ·                                   | 7           |                                       | · · · · · · · · · · · · · · · · · · ·  |
| The           | varia                                 | · · · · · · · · · · · · · · · · · · · | , 7         | - 0 1                                 | Da M                                   |
|               |                                       |                                       |             |                                       | <u>ull l</u>                           |
| nelle"        | or deer                               | ve e                                  | Mis         | sin                                   | 2. Du                                  |
| Can 1         | be use                                | 1do a                                 | Mone        | <u>e</u>                              |  |
|               |                                       |                                       |             | · · · · · · · · · · · · · · · · · · · | <del></del>                            |
|               |                                       |                                       | <del></del> |                                       | <del></del>                            |
|               |                                       |                                       |             |                                       |  |
|               |                                       |                                       |             |                                       |  |
|               | <del></del>                           |                                       |             |                                       |  |
|               |                                       |                                       |             |                                       |  |
|               |                                       |                                       |             |                                       |  |
|               | · · · · · · · · · · · · · · · · · · · |                                       |             |                                       |  |

W. MICHAEL SEGANISH ATTORNEY AT LAW COURTHOUSE COMMONS 222 BOSLEY AVENUE, SUITE B-5 TOWSON, MARYLAND 21204

301-337-2000

September 16, 1989

Mrs. Victoria P. Morrison Rt 4, Box 539 College Heights Mt. Olive, NC 28365

Re: Zoning Problem

Dear Mrs. Morrison:

As you are aware, your son, Carl, attended the zoning hearing up here in Baltimore County with me, and the Court sent your copy of the decision to him.

The Zoning Office declined to grant the variance eventhough there was plenty of area to allow the variance from a property standpoint. The reason I filed the variance was because it was the easiest way to attempt to resolve the problem between yourself and your neighbors.

What I would suggest now is that we file for a special exception which is a little more detailed and requires a little more time based on the length of time that has been used in this matter.

Please discuss this with Carl and call me back at your earliest convenience.

> Very truly yours, W. Michael Seganish

WMS:nrs

Please not my New Office Address 15: 606 BACHMONE AVENUE, SUIK 106 TOWSOM MD 21204

W. MICHAEL SEGANISH ATTORNEY AT LAW 606 BALTIMORE AVENUE, SUITE 106 TOWSON, MARYLAND 21204

(301) 337-2000 FAX: (301) 296-8827

October 24, 1989

Baltimore County Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Attention: J. Robert Haines, Zoning Commissioner

Petitioner: Victoria P. Morrison

Re: Request for Reconsideration of Zoning Variance Denial Case No.: 89-549-A W side of Hillside Road, 106 Hillside Road, First Councilmanic District

Dear Commissioner Haines:

My client has requested that I seek reconsideration of the decision dated July 31, 1989 regarding the above mentioned

In your decision you indicate that you have based your decision in part on the testimony of a Mr. Bluzster, who did not appear to object to the property being used for two apartments but rather if the property were managed by someone locally, it would be acceptable to him.

Mrs. King, on behalf of the Stonewall Park Association, presented numerous petitions in opposition to the request for variance. However, this is not the neighborhood in which the house is located. The other persons mentioned in your opinion similarly voiced a concern, but there was no demonstrated evidence that there was a parking problem or that there was a negative impact on the property values in the neighborhood, and it appeared, in fact, from Mrs. Barranger's testimony that the property values had gone up dramatically since she had owned the property.

I feel that in reviewing the evidence it will become clear that the variance in no way interferes with the other persons' use of their property; their property values, nor would any parking or other congestion exist on the particular street in question.

Therefore, it is my feeling that the evidence relied upon is defective.

Additionally, here we have a disabled woman who has used this property as a multi-tenant situation for a number of years dating at least back to the 1950's and now she is going to be denied a similar use simply because she is now living in North Carolina. W. MICHAEL SEGANISH

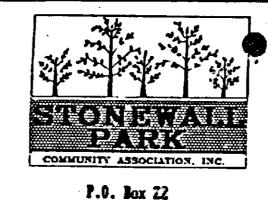
I am confident that upon reviewing the evidence that you will modify this decision accordingly.

Thanks for your consideration in this matter.

Very truly yours,

W. Michael Seganish

WMS:nrs cc: Mr. Carl Baumann Mrs. Victoria P. Morrison



Ellicott City, Md. 21843

July 21,1989

ZONING OFFICE

Mr.Robert Haines Zoning Commissioner Baltimore County Office Building 111 W. Chesapeake Avenue Room 109 Towson, Md. 21204

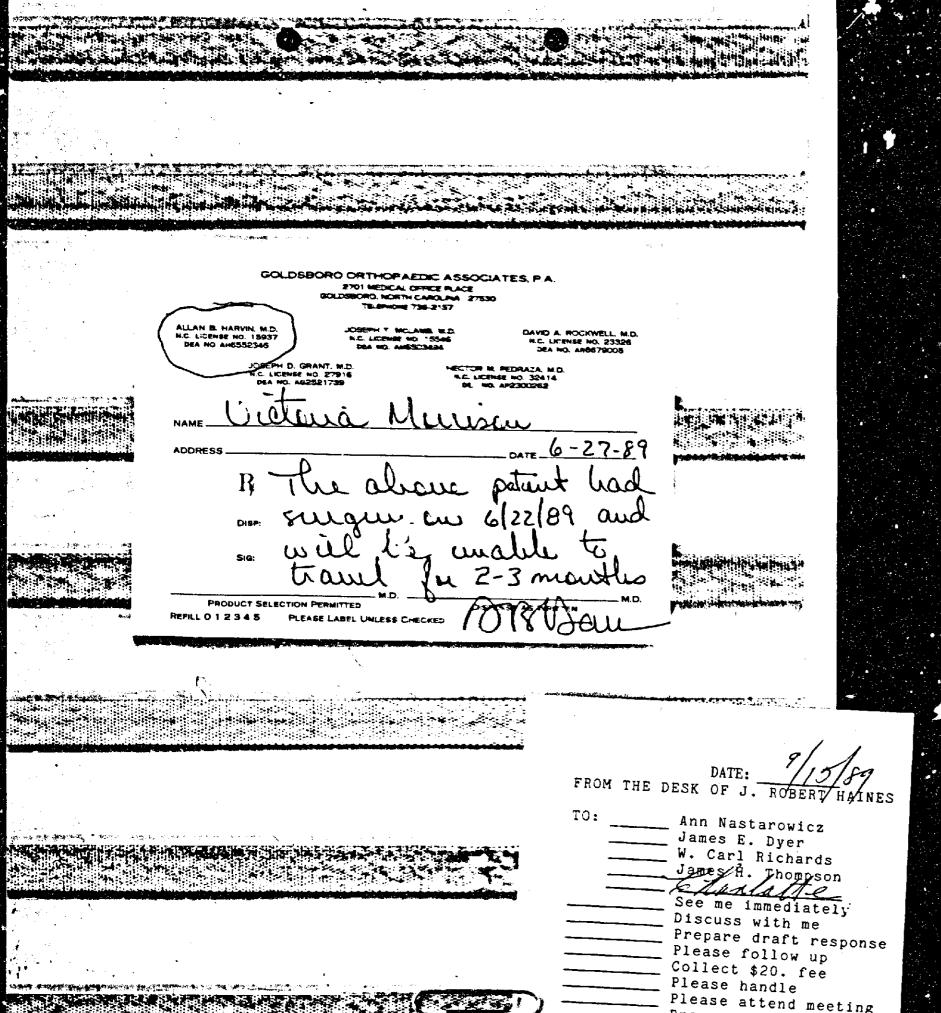
Dear Mr. Haines, With the advice from our lawyer Mr. Victor McFarland I am writing to you. On the case of V. Morrison wanted a variance at 106 Hillside Road, 1st Election District-1st Councilmatic. In our hearing of July 12th 1989, at 9:30 a.m., Mr. Scagahish stated that the son of Mrs. Morrison, who was representing her lived near the property and maintained the house. Mr. Robert Baumann has an address of RT.1 Box 1889, Mt.Olive, N.C. according to the signin sheet. Please consider this in the case. Also a page of petition was dropped at the hearing and I am enclosing it. That is if you can still use it.

> Emily King Stonewall Park Community Association President 2113 Devere Avenue

Catonsville, Md. 21228

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We fell that this will change the character of the neighborhood, from one of single family dwellings and is not in the best interest of the neighborhood.

| SIGNATURE        | ADDRESS                 |
|------------------|-------------------------|
| Cofyn Brunger    | 2408 OND FREDVORICK RA  |
| Inch B Rodge 12  | 2406 old Frederick Rd.  |
| Jemie Rodyers    | 1401 Old Francisch Pl.  |
| Fred E. Super    | 2410 old Fredorick RO   |
| Margie S. Sifer  | 2410 Old Frederick Rd   |
| Mrs Raini        | 2411 Ola Fred. M 21228  |
| C. Colembrard    | 14 Blowny ( 7 71228     |
| Bommin Knop      | . /                     |
| Alda Cultond     | 2417 Old Ferellerick Rd |
| Doe wheter       | 2417 od Ferellerick RD  |
| Cal Olabutt      | 349 COD Frederich DV.   |
| Oachie Welister  | 111 Oella auence        |
| Catherine Tempes | 2409 Ned Fred. Rd.      |
|                  | le 2400 Old-Fred. Rd.   |
| ည်               |                         |



Sep 18.1989 Hauti (4) Bay 5-39 and that have beallege Heights. Mount Clive M.C. 28565 That house that I been their that everily in Mi Habort Haines Zaning Commissioner Lat. Tainson Maryland 21204. it de la fin Ven Dus Thank you for let me know how the Laxing loos Warfel Out on the Zaming decision was not favorable. That is vouse than the atterney has done, & have tryed to get him On Phone several times, and left ward for him to Call the out he has not so for well I have Mailed him a few Chests. Its. Seemes as if these attaining ofthe they get their money. They donot seem to care for my self tam a Widow and work as a nurse. Out lived there at 106 Hellside Dand for appropentating therity fine yeard to Pay for that house and lot. & livet in One Apt. and Nented the Other Apt. to me. futhell and as a tenant she has lived there for abreast tenelve yeard haw I condenstood the neighbors are taying to get her Out and.

While I am not living there I have the Apt.

Cot. 10 - 1989 DATE: 10-17-89
FROM THE DESK OF J. ROBERT HAINES Haute @ Bay 539 College Neight Mount Olive no 28365 PEGUIVED ZONING OFFICE & Called the appeal Week at 1301-873391 for a Variace a Cauple day begans the 30th of Sept. and She said it was to late. I am not a well Thron and as it seemes the days Just Pass me by as Luc been in Haspital off and On about all Summer Wests Operations on my brice Was to arthute and now I am having trouble with my Hip when a attamey has been for the Job.

he is the One that should take Care of those

things. Well he said that he did take

Out a Variance. so maybe he did:

as I sure would like for this to be

settled some attainer like far thing to

go On and Own as the like for more

Oct. 17th 1989 (Parte a) Bax 539 Callege Heights 2836 Mount Olive n.C.

Baltineare County Laning Cammissioner Office of Planning & Zoning Jacuson Mayland 2120(4)

NECETAEL OCT 23 1989 ZONING OFFICE

I received your letter of Bept. 20, 1989. In regarde to the appeals Clark at 301-887-3391. However & Called for a Variance two days before the month was up and She said that I Was too fate. She also Raid that I Would have to Pay One hundred and fixty Challars are \$175 00 it was instead of \$150 I think I am going trany Over the Whole thing. I have so much on me, what the matter with Putting et in a Multi family chwellings & pay a lat of taxa for a One Family home. The Hame has the Tenits and its Just like My Husband But it + have made no Change except to madernice a lette leit. my haure was started in year of 1951 and finished in 1952. I War also

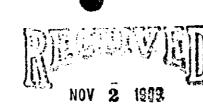
Nalto, Caunty Alice of Thanner and sarcing . Sakert Kneice

settle this mess

Co + 23.19,89. Paute & Bay 539. Cairo hughte Mount Chine MC 2023

In Deply to you letter of fictinday Oct. 23.51 I see moderasas why I have to tele for a Variane as i have a cettainer He Said that he filed . in I have a letter to France that and praying a fee for him to take Care of theigh for nice hell it desents Deen like hi is Cany 20. I have Paid him What he ask fac as his tee for which On my Case. also I have had two attances Other than 180. segmisk. One sail he Cand no take the Pressur and the Other One Afiret and the base is yest settlet as yet This has been carry on for Gener Villalize Trant of its Tor, finland

Heighbard. Haw ever the Causty Warkers kane to be Cooperative too if her luce & Balto, County & Mean is a Thomas Backet des it Recorded Do 4 at 12 and god gory dec



Co- 25. 1989. Courte A Fran 539. - Carlage Heronte Maint Chese M. 28365

Balto, Caunty. Janing Cammissione Olice of Stanning + Zaning Jawasan Blay Card. 21201

I am Whiting to Gargiern that I made a Mustape and Put the concare Onces in Law letter as I meant to Put bathe Checked with the \$200.00 In the same howeing and Mail to Assectar of Ference. Lawrence I probed up the Wrong soverage and Clased if or Bealed it begove I Realized that I ded that as I had the two exveloped to Quita.

naw Cancering the reighbored Where & hing in Catonsville that they were none were. I have you Concerning the Occasion resident you know the Biacks Can buy any Place. no haw against it and the That so much. and Do Many Congrainte, and Wiving about that have

n. 15-6 1989. Soute & Bax 539. Vallege Heights & Fineview Mount Olive M. C. 28365

Office of Thorning + Taring Jamson Maryland 2/20 (4) J. Rabert Zames.

21 1969

ZONING OFFICE

In Apply to you letter of the 9th of november. Vam not sur thats Coveret date. Hawever & wonted you to know that I've Called michael Seganish Reverd times and lest Ward for him to get intanch with me. also all so thave Wretten to him and ask him to Call or turite I have had no Respond. sever times Live wretten and ask when he Was going to settle the Case? and no. Respond. He has been On the lase One year Wecember twelwith, & Sanot Skaw Much Abad Mr Seganish. He was Resommended by Gilbert Rabinette in bawrt square Bldg. I have known Gelbert and luge for gut a long While and his sister too. Gilbert is a good attorney, yet this

| `             |                             |  |
|---------------|-----------------------------|--|
| PRINT CLEARLY | PROTESTANT(S) SIGN-IN SHEET |  |

| NAME                 | ADDRESS                      |
|----------------------|------------------------------|
| EMILY E. KING        | 2113 JEVERE AVOINTE          |
| V KALPIS N. BLOMSTER | 108 HILLSIDE Rd              |
| PATRICIANNE CHINN    | 104 HILLSING RD 2122         |
| Richard C Thomas     | 2315 Ad Frederick Rd 212     |
| WALTER H. MESSICK    | 2019 DEVERE AVE. 21228       |
| LEO T. BATEMAN       |                              |
| JOSEPH L. HOLLMAN    | 120 Hillside Road 21228      |
| V C. LYNN BARTANGER  | · ·                          |
|                      | 2408 OLD FREDERICK RD 21     |
| CARL C. BAUMANN      | BT. 1 BOX 189 PT OLIVE, N.C. |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |
|                      |                              |

## Mount Glive Retirement Billage, Inc. Smith Chapel Roos and Herway 117 South Post Office Box 32 MOUNT DLIVE, WORTH CAROLINA 28365 613 656-6586

July 10, 1989

TO WHOM IT MAY CONCERN:

This is to inform the above that in my opinion, Mrs. Victoria Morrison is unable to travel at this time. She has just been released from Wayne Memorial Hospital to our facility having undergone a knee operation. She cannot ride in a car except for very short periods of time in which have consisted of trips to the doctor.

As administrator of this facility; I feel that it would be unwise for Mrs. Morrison to ride sveral hours to virginia for any reason. Thank you for your attention to this matter.

Mellie Adams

Millie Octar mo.

Administrator of
Mt Olive Retirement Village

PROTEIN L

VICINITY MAP

VICINITY MAP

VICINITY MAP

PLAT FOR ZONING VARIANCE

OWNER: VICTORIA P, MORPICAL

DISTRICT 1, ZONING DISTRICT 1, ZONING DISTRICT 1, ZONING DISTRICT 1, ZONING LAW.

SUBDIVISION - STOKEWALL PARK

LUT MAS

LUT MAS

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We feel that this will change the character of the neighborhood, from one of single family dwellings and is not in the best interest of the neighborhood.

| SIGNATURE            | ADDRESS                   |
|----------------------|---------------------------|
| Can M. Hyman         | 123 Lorgice Drue          |
| Trust Sutcher        | 136 Longrew Street        |
| Mary Lutelen         | 136                       |
| Managar letre of the | 127 ." "                  |
| Barbara Groboda      | 127 Longview Drive        |
| Muy O Delouas        | 145 Longues de            |
| Or 2 P Deland        | 145 Long weed Dr          |
| Louis M. Hamilton So | 147 Lagrice Dn            |
| Margaret B Ham       | elton 147 Long view &     |
| Margaret the         | will 149 Longlike Drive / |
| George / Parunjes    | 2021 Devereby             |
| arlen H. Brunie      | 2021 Denen In             |
| //                   | 2031 Daney (Car)          |
|                      |                           |
| Parkan A. Kehr       | 2031 Devere Ave.          |
|                      | TOTALLS.                  |
|                      | 31. 1A.                   |

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We fell that this will change the character of the neighborhood, from one of single family dwellings and is not in the best interest of the neighborhood.

| SIGNATURE             | ADDRESS                    |
|-----------------------|----------------------------|
| Emily E King          | 2113 Devere Avanue 21227   |
| Haller King           | 2113 Devere arum 21228     |
| Worling & Crain Denn; | 2114 Stonewell Rd 21228    |
| Edwidert Laumann      | 1 2115 Storewall Ra. 21228 |
| Al Piccoc             | 118 Stonewall Rd. 2122     |
| Kathaunom Jemmerm     | an 119 Storewall Prad      |
|                       | 140 Carbiero DR 21222      |
| The Rhaul             | 112 Stoniwall Rd           |
| marine Local          | 112 Stonewale Rd           |
| Milded John.          | 110 Stomeracol KB          |
| John Juller           | 110 Longine Wh             |
| The Grille In         | 110 Longow No              |
| May Jere Handton      | 116 Lagrein Ar.            |
| M. Hollyan            | 122 (marked 1)             |
| Value William         | 10) Unguros VIX            |
| . , ,                 | TESTANT'S                  |
| EXE                   | IBIT 1B                    |

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We feel that this will change the character of the neighborhood, from one of single family dwellings and is not in the best interest of the neighborhood.

| , SIGNATURE     | ADDRESS                                     |          |
|-----------------|---|----------|
| She Swatts      | 2035 DEVERE AUE                             | 21228    |
| 1 A 1           |   |          |
| Juen Watter     | 2035 Danier Ans                             | 21228    |
| Karty Denlinger | 2120 Divie Ave                              | ZIZZ8    |
| Denlin          | . ^   | 21229    |
| May 1. Haurit   | 4-2027 Down Aus                             | 2/758    |
| I Hardit        | 2021 Denove Ane                             | 2/278    |
|                 | ich 3019. Deser a-                          |          |
|                 | ich 2019 Diver a                            |          |
| Wanted A sta    | 5 2025 (1) 2000 (12<br>0) 2033 ( ) 1000 Ave | . 1777 K |
| Patrinia A Hoke | 2033 Adivis the                             | 21335    |
| M. Olam A HH    | le 2023 Dune H                              | 4 21325  |
|                 | 2144 Deven air                              |          |
|                 | 2109 Deline Lace 3                          |          |
| •               | <i>~</i> '                                  |          |

| reland 2109 Deven Lane | アノンング     |
|------------------------|-----------|
| PROTESTANI             | <b>'S</b> |
| EXHIBIT 16             |           |

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We fet! that this will change the character of the neighborhood, f. m one of single family dwellings and is not in the best interest of the neighborhood.

LOT 103, PLAT BOOK WIPIC NO.T,

FOLIO 18

SCALE: 1" = 30

| SIGNATURE          | ADDRESS                                |
|--------------------|--|
| Joseph Edwards     | 2116 Devere live.                      |
| Quald B Hay        | 148 Lugaren Dr.                        |
| Margaret S Hay     | 148 Jong men Xx-                       |
| Edna Zemendin      | 146 Low wir Dr.                        |
| 6. J. Zemmennin    | 146 Rougheir Dr.                       |
| Elesa Chin         | 15.9 Longwin Dr                        |
| Prime China        | 152 Lingereso Dr.                      |
| Valor is Speciello | 152 Longevia Da                        |
|                    |  |
|                    |  |
|                    | ······································ |
| - ·                |  |

| ( ~A.   | PROTESTANT'S |
|---------|--------------|
| 6 TOTAL | EXHIBIT 10   |

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We feel that this will change the character of the neighborhood, from one of single family dwellings and is not in the best interest of the neighborhood.

| SIGNATURE                           | ADDRESS                |  |  |  |
|-------------------------------------|------------------------|--|--|--|
| Theodore Daspy                      | 4305 Old Frederick Rt. |  |  |  |
| Frank J. Fantini                    | 2201 Old Fredank Rel   |  |  |  |
| Ethel S- Lantini                    | 2301 Old Freling Re.   |  |  |  |
| Idency 1 Wester                     | 2221 Old Frederick Rd. |  |  |  |
| Dris 1 Winters                      | 2221 Old Frederick Rd. |  |  |  |
| Gloria Poznochake                   | 2219 Old Frederick ad  |  |  |  |
| Kuland Dugel                        | 2219 APDFrade / Rd.    |  |  |  |
| Ruhard Dungelel<br>Colcla E. Steven | 2215-Old Frederice Rd. |  |  |  |
| Surane P. Wilson                    | 2217 Old Frederickal.  |  |  |  |
| John E. Wilson                      | 7217 OLD FRENERICURO   |  |  |  |
| John W Magnard                      | 2303 Old Frederick Rd  |  |  |  |
| Weath P. Snyder                     | 2303 Old Frederick Rd  |  |  |  |
| Rita M. Doggon                      | 2309 Old Frederick Rd, |  |  |  |
|                                     |                        |  |  |  |
| Roland F. Dofyon                    | 2307 Old Frederick Rd. |  |  |  |
| DDOTECTANT'S                        |                        |  |  |  |

| <u> </u> | PROTESTANT'S |
|----------|--------------|
| ソ        | EXHIBIT 1E   |

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We fell that this will change the character of the neighborhood, from one of single family dwellings and is not in the best interest of the neighborhood.

| SIGNATURE        | ADDRESS              |
|------------------|----------------------|
| Silvay Modeli    | 1319 Cld Technock Pd |
| Sue Evas         | 2322 Old Judenut Kd. |
| Edythe Widdleton | 2370 Old Frederick   |
|                  |                      |
| <del></del>      | -                    |
|                  | •                    |
|                  |                      |
|                  |                      |
|                  |                      |
| -                |                      |
|                  |                      |

PROTESTANT'S
EXHIBIT 1F

We the undersigned, residents of the community of Stonewall Park, are opposed to the zoning variation to allow the conversion of 106 Hillside Road from a single family dwelling to a two apartment complex. We fell that this will change the character of the neighborhood, from one of single family dwellings and is not in the best interest of the neighborhood.

| in the best interest of the neighborhood.                     |  |  |  |  |
|---|--|--|--|--|
| SIGNATURE   | ADDRESS  |  |  |  |
| Leo's Bateman   | 120 Hilloige Ca 21228                          |  |  |  |
| Betty K. Baterra  | 120 Hillside Rd. 21228                         |  |  |  |
| Dorothy Ehisin  | 2015 Deventon 21228                            |  |  |  |
| R. J. Rature  | 125 Hillaide Rd. 21228                         |  |  |  |
| Rita 1. Rattell   | 125 Hillside Rd 21228                          |  |  |  |
| angels Barnelsel  | 115 Killside Rd 21225                          |  |  |  |
| Kathlen Barnelse  | 15 Hills de R1 21228                           |  |  |  |
| Esel m Ine  | 11 Lilied Rd. 21228                            |  |  |  |
| Diase Ticknow   | 821 Fuduel 84. 21278                           |  |  |  |
| Welin Saveni  | 1/4 Hillsile Rd 21228                          |  |  |  |
| Mary South  | 114 Hillside Rd 21228                          |  |  |  |
| Joseph Saven  | - 114 fellsele Rd 21228                        |  |  |  |
| Catherine Nellman   | - 114 fellset Rd 21228<br>) 109 Letterke 21228 |  |  |  |
| April L. Felen  | 109. Killise Rd. 21228                         |  |  |  |
| April & Selen 109 Cestile Rd. 21228  PROTESTANT'S  EVILLET 16 |  |  |  |  |
| EXHIBIT 16  |  |  |  |  |

| PIN A                                 | A' DRESS          | SIGNATURE  |  |  |
|---------------------------------------|-------------------|--|--|--|
| Patichern                             | 104 Hellnide Kd   |  |  |  |
| Voyl preen_                           |                   | The state of the s |  |  |
| Tobut D. Warrald                      | 102 Hillside Pd.  |  |  |  |
| Barn Wyan                             | IWA HILLSIDERO    |  |  |  |
| - Mildel Parkenson                    | 101 Helleche Prad |  |  |  |
| Frish Bearers                         | 95 Hillside Road  |  |  |  |
| In Bearans                            | 98 HILLSIDE ROAD  | •  |  |  |
| Karley J. Saylen                      | 121 Hillich Ph.   |  |  |  |
| Solut Al allem                        | 121 Hillsile Rd   |  |  |  |
| Jours Samuel                          | 117 Hillsydo PK - |  |  |  |
| Mary Ella Ollowell                    | 117 Hillside Rd.  |  |  |  |
| Elizabeth Barrerson                   | 118 Hillande Ka   | <u> </u>   |  |  |
| Hele Wall South                       | 108 Hillade Rd:   |  |  |  |
| Merlyn & Bruster                      | 108 HIllside Re   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
| _                                     |                   | •  |  |  |
|                                       |                   |  |  |  |
| •                                     |                   |  |  |  |
| · · · · · · · · · · · · · · · · · · · |                   |  |  |  |
| <u> </u>                              |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       |                   |  |  |  |
|                                       | ROTESTANT         | 3  |  |  |
| EXHIBIT 1#                            |                   |  |  |  |
|                                       |                   |  |  |  |

